

**From:** [PD - Planning Public](#)  
**To:** [Moore, Gary](#)  
**Subject:** RE: CES Environmental Services, Inc. - Former Chemical Facility  
**Date:** Monday, February 16, 2015 1:08:34 PM

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<http://houstontx.gov/fire/permits>

**Please note:** I have a new number **832-393-6547**

Suzy Hartgrove, Public Affairs Manager, CPM

City of Houston Planning & Development Department

611 Walker, 6th Floor, Houston TX 77002, 713-837-7719

[www.houstonplanning.com](http://www.houstonplanning.com)

Suzy.Hartgrove@houstontx.gov

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**From:** Moore, Gary [mailto:Moore.Gary@epa.gov]

**Sent:** Monday, February 16, 2015 11:43 AM

**To:** PD - Planning Public

**Subject:** Re: CES Environmental Services, Inc. - Former Chemical Facility

**Suzy:**

**I know emails are hard to decipher. I am not intending to put the City on the spot but just asking questions so I can understand.**

**So if I am understanding this correctly, the City has no authority to restrict the use of one's property by determining if the use is compatible with the current use of the surrounding properties. Does the City have some type of property owner fact sheet so one can understand their rights?**

**For my general knowledge, how would a facility like CES Environmental Services, Inc. get approval to construct and operate such a facility completely surrounded by residential properties and a school?**

**By the way, the property at 4904 Griggs is an industrial property currently owned by the CES Environmental Services, Inc. Bankruptcy Estate which is currently be managed by a Bankruptcy Trustee. A transfer may be in the works which may require all environmental permits through the State to be vacated. Therefore, I assume this will require any subsequent operation on the property to reapply for permits which I would believe would be unlikely to be approved if they are similar to the previous CES operations. Is the City involved in any of this?**

Thanks,

**Gary Moore**

Federal On-Scene Coordinator

U.S. EPA Region 6

214-789-1627 cell

214-665-6609 office

[moore.gary@epa.gov](mailto:moore.gary@epa.gov)

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**From:** PD - Planning Public <[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)>

**Sent:** Monday, February 16, 2015 11:20 AM

**To:** Moore, Gary

**Subject:** RE: CES Environmental Services, Inc. - Former Chemical Facility

Mr. Moore,

The City does not have the authority to restrict the type of use on property. We don't have a zoning code in Houston. Who is the current owner of the property? If the court or federal agency holds the title to the land, you can probably work with a title attorney and put a restriction on the title.

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City of Houston Planning & Development Department  
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[www.houstonplanning.com](http://www.houstonplanning.com)  
[Suzy.Hartgrove@houstontx.gov](mailto:Suzy.Hartgrove@houstontx.gov)  
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**From:** Moore, Gary [<mailto:Moore.Gary@epa.gov>]  
**Sent:** Sunday, February 15, 2015 1:28 PM  
**To:** PD - Planning Public  
**Subject:** CES Environmental Services, Inc. - Former Chemical Facility

**Mr. Walsh:**

**I am in need of your assistance. I want to find out how future land use is determined and approved in the City of Houston and how to prevent a property at 4904 Griggs Rd (Former CES Environmental Services property) from being allowed to continue to be used for heavy industrial operations.**

**I am an employee for the United States Environmental Protection Agency (EPA) and am conducting an environmental cleanup on this property to remove hazardous chemicals left behind when this facility filed bankruptcy in 2009. This company's actions within this residential neighborhood resulted in numerous complaints for odors from the beginning of its operations in approximately 2000. For all intents and purposes, the property was abandoned following the bankruptcy in 2009 except for responsibilities of a Bankruptcy Trustee. As a result of this abandonment, significant vandalism and chemical spills occurred from 2009 - early August 2014. As a result of the spill in July 2014, the EPA Emergency Response/Removal Program became involved and began its cleanup actions. This spill was carried into the the residential neighborhood to the south by stormwater runoff. The EPA has had a sustained response action on the property since August 2014.**

**For a property siting perspective, the property is bordered by Griggs Road and residential properties to the North, residential properties to the East, residential properties to the South, a commercial property, charter school and playground, and empty property to the West. The surrounding community has experienced at a minimum significant odor nuisances and possibly chemical exposures as a result of the former operations and more recent spills. Once the Property is cleaned up by EPA and others, the residents should not continue to have to worry about a similar operation ever being allowed to operate on this Property.**

**I am interested in finding out specifically what the City of Houston can do to ensure that a similar operation can no longer be allowed to operate on this property. Additionally, what can the local population do to ensure that a compatable use to the surrouding area (primarily residential) for this property is approved.**

Thanks

**Gary Moore**

Federal On-Scene Coordinator  
U.S. EPA Region 6  
214-789-1627 cell  
214-665-6609 office  
[moore.gary@epa.gov](mailto:moore.gary@epa.gov)